

TO LET/MAY SELL

**7000 SQ FT INDUSTRIAL UNIT
ON 0.68 ACRE SITE
AT STONERIGG – ARMADALE
EH48 3JX**



LOCATION

The site is accessed from B8084 which is the main Armadale to Whitburn Road, which in turn provided access to the M8 motorway at junction 4 (5 minutes drive). The property is located within an easy walking distance of Armadale town centre.

DESCRIPTION

The building consists of a number of bays which have been built and differing times over the last 50 years. Generally the building is steel framed with a brick roughcast finish. The floors are a mixture of suspended timber and concrete with the roof covering varying based on the age of the building.

A chain link security fence surrounds the site which benefits from a well maintained landscape border around the perimeter.

ACCOMMODATION

The accommodation has been measured in accordance with the RICS code of measuring practice (sixth edition) and the following approximate gross internal areas have been calculated.

Office	55M ²	593 sq ft
Workshops	606.27M ²	6526 sq ft
The site extends to 0.27 hectare (0.68 acres)		

PLANNING

The existing use falls within use classes 4 or 5 (General business or manufacturing) but agreement has been reached with West Lothian Planning Department for a development of 21 flats subject to the appropriate detailed submission and a Section 75 agreement.



ASSESSMENT

The property is presently entered in the valuation roll at a rateable value of £14,100.

LEASE TERMS

The property is available on a full repairing and insuring lease for a minimum period of 5 years at £28,000 per annum exclusive of VAT.

PURCHASE

A price for the purchase of the property can be provided on request as can the additional information regarding redevelopment of the site.

LEGAL COSTS

Each party will meet their own legal costs but the incoming occupier will be responsible for all payments of Stamp Duty Land Tax, Registration dues etc.

VAT

VAT will be charged on all payments due to the landlord.

VIEWING

Viewing will be strictly by appointment with the sole agents.

ENTRY

On completion of a legally binding contract.



The owner of the property does not make or give and neither J.A.Pollock nor their employees have authority to make or give any representation or warranty whatever in relation to this property. These particulars are believed to be correct and where practicable, reasonable steps have been taken to ensure their accuracy, but this can not be guaranteed and the particulars are expressly excluded from any contract. J.A.Pollock and their employees accept no responsibility for information supplied to them by the owner or by any third party. Date of preparation May 2009.